



**DRAFT**  
**Housing Plan Implementation Committee**

Date: December 3, 2020

Time: 6:30 PM to 7:30 PM

Location: Virtual Meeting via Zoom

**Minutes**

Present: Ben Bradlow, Len Diggins (Select Board Liaison), Karen Kelleher, Jonathan Nyberg, Jenny Raitt, Patricia Worden, Erin Zwirko.

Guests: Guillermo Hamlin

At the start of the meeting, there was some discussion about Len's status as a member on the Committee. Len indicated that he would discuss with the Select Board chair and Town Counsel.

Erin began the meeting by congratulating the members on the adoption of the affordable housing trust fund at special town meeting. She indicated that the next steps require the Attorney General to review the bylaw, and following the review and likely approval, the Town can put out a call for members. The discussion that followed noted that there was broad support from Town Meeting based on the more than 90% affirmative votes by Town Meeting Members. There was limited discussion at Town Meeting, and it centered around the substitute motions, including the one submitted by Karen. Karen's substitute motion aligned the definition of affordable housing with that of the Community Preservation Act to benefit households earning up to 100% area median income, which was adopted by Town Meeting. Patricia explained that her abstention was due to the change in the definition of affordable housing and she felt that the change would no longer be targeted to affordable housing and thus the bylaw is misleading.

The Committee then discussed whether it should refile the real estate transfer fee article from the 2020 Annual Town Meeting. The Committee recognized that there are some details that still need to be worked out, but felt that it is still an important item to focus on as it creates a revenue stream for the trust. The Committee noted that the warrant article will need to be a home rule petition and requested to see the various petitions and other local option legislation. It was noted that the Reps. Rogers and Garbelley co-signed one version of the local option legislation, so there is potential support from the local delegation to handle the home rule petition. The Committee discussed bringing this item to the Finance Committee outside of the Town Meeting process to get their

feedback. Additionally, there was discussion about public engagement opportunities. Ultimately, Karen moved to refile the warrant article on the real estate transfer fee and Jonathan seconded it. The members present all voted in favor.

The Committee agreed that more conversations with the community are necessary to determine the best structure for the fee, such as exemptions, the threshold, the fee percentage, and who pays the fee.

The Committee also discussed thinking about multiple ways to fund the trust fund, including submitting additional warrant articles and considering existing funding. Members of the Committee asked about submitting an application to the CPA Committee for funding. There likely need to be more conversations with the CPA Committee about an application, but Jenny thought that the best course of action is to have the trust appointed and the action plan completed before approaching the CPA Committee. Jenny believed that it would be important to the CPA Committee to see the action plan and the goals before entertaining an application.

Patricia made a motion to approve the meeting summaries from October 20 as amended, October 30, and November 5. The motion was seconded by Jonathan. All members present voted in favor.

The Committee reviewed the 2021 meeting calendar and decided to move the meeting time to 7:30 PM. There was some discussion about needing additional meetings during the Town Meeting process in order to facilitate the preparation of the real estate transfer fee language.

The meeting adjourned at 7:30 PM.